

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
FINAL MINUTES  
Tuesday, February 25, 2014  
Approved March 11, 2014  
Oak Grove Middle School Library  
7:30 pm**

1. **Call to Order:** Dan Neirinckx called the meeting to order at 7:35 p.m.
  
2. **Roll Call:** Elizabeth Kelly, Judy Bohlen, Michael Casinelli, Dan Neirinckx, George Novinger, Earl Katzer, Preston Brown, Randy White, and Joan Kouns.  
**Excused:** Jean Strouf, Janet Mulder, Steve Wragg, Ray Deitchman  
**Absent:** Bill Herde  
**Vacant Seat 12:** Dan Kjonggaard resigned 1/14/14
  
3. Motion to approve the Agenda, February 25, 2014, as posted 72 hours before the meeting and the corrected minutes of January 28, 2014. **Motion carried:** Unanimously (There was no meeting on January 11, 2013).
  
4. **Open Forum: Opportunity for members of the public to speak on any item not on the agenda (time limit 3 minutes)**
  - a. **Dan Neirinckx** reviewed the list from Caltrans of improvements to SR 94, which is of particular interest to our area. The list contained proposed, completed and in-work projects. The list of projects is on attachment #1. **Mike Casinelli** asked Dan if we invited Cal Trans to a meeting and if they had agreed to come speak to the planning group. Dan said he had invited **Mr. Melendez** and he declined the personal appearance and provided the "List" for the PG.
  
  - b. **Earl Katzer:** Commented on a traffic hazard at the intersection of Lyons Valley Rd. and SR94 and would like to have some action to address the potentially hazardous conditions. Dan replied that he would place the item on the next agenda so we could send our recommendation to the county traffic safety committee. **George Novinger** identified an additional hazard at the intersection of Maxfield. **Dan Neirinckx** said this also could be addressed with Earl Katzer's concerns.
  
  - c. **Judy Bohlen:** introduced three guests she had invited to the meeting who have a concern. **Zachary Moss, Kade Bohlen** and **Tanner Rossendal** spoke about their use of vacant land off Fury Lane for bicycle jumps in the vicinity of Cuyamaca College. The bike jumps that they had been using were recently bulldozed. **Judy Bohlen** is concerned that available public lands are not available for public use and requested that the PG invite appropriate State and Federal agency representatives to address their use regulations and plans within our area. She stated that we need to listen to all in the community, including the youth. Why can't we/they use the land paid for by public funds? **Tanner Rosendal** commented that he would ride there daily if given the chance. He is trying to go pro and this is the only place to practice. **Zach Moss** thinks they were always safe riders on the Fury Lane property. It was fun. They wore protective gear/helmets.

He thinks the jumps were taken down because of endangered animals. He feels that the bikers should have been allowed use of the land and suggested it would have been possible to move the animals and protect them. **Kade Bohlen** spoke of the life lessons he had from having access to the Fury lane bike jumps. He stated, "I learned a lot from those jumps such as friendship, how to ride and jump a bike. With the jumps gone he is losing the memories." **Judy** said we complain about kids vandalizing, and we fail to provide for positive activities. Every time Fish and Game comes in front of us we lose the use of the land. There is nothing for the kids to do in Rancho San Diego. If you don't have the money to do use the YMCA then you are out of luck. **Randy White** commented that the Bike Jumps along SR94 at Via Mercado were still up. **Judy** said that Federal Fish and Wildlife Service would remove them when they take control of the land. **George Novinger** asked if there is liability for the state having the kids riding their bikes there? Do the riders self police the trash? Can they advocate for themselves because they are taking care of the place? **Kade Bohlen** said that they have placed trash cans at the jumps and keep the place clean. **Dan Neirinckx** said he suspects there is a liability to the owner and that it is designated open space. **Michael Casinelli** commented that the county must have some policies regarding liability in place because they have skate board parks. Also the Via Mercado biking area always seems very clean.

d. **Randy White** said that he didn't get a meeting notice that the last planning group meeting was cancelled. He saw Earl drive by that night also and asked if Earl had received a notice. **Earl Katzer** said he hadn't looked at his e-mail to see if had received a notice. **Randy** said he had to call **Janet Mulder** to see if it was cancelled. **Randy** would like a more sure proof method of cancellation notices. **Dan Neirinckx** said he would work on it. **George Novinger** \ recommended a "phone tree" as a possible solution.

e. **Joan Kouns, Janet Mulder and Preston Brown** won't be here at next meeting. **Michael Casinelli** will miss both meetings in March.

f. **Dan Neirinckx** said he would send a copy of the Cal Trans SR94 project lists to all in the group (and public who give him their email). **Michael Casinelli** asked if it was the same proposal from a few years ago. **Dan Neirinckx** said there are some new item and the passing lane improvements were not on the list as the funding was not available per Caltrans. The current repaving of SR94 was on hold until April due to weather conditions. **Earl Katzer** reported that Caltrans) had done a horrible job at his driveway.

5. **OAK GROVE MIDDLE SCHOOL SPORTS FIELD – Nadine Bennett, Superintendent, Jamul Dulzura School District**, provided an update on the sports field project. They have made progress since the last presentation. Since they started in 2008, some of the anticipated funding has dried up. The original proposed contribution by **Supervisor Jacob** remains approximately \$100,000. And the suggested contribution by the Planning Group of PLDO funds remains approximately \$600,000. They have met with an architect and have a design fee of \$50 to \$57,000. The February 14, 2014 meeting with County Parks and Rec. produced an estimate for the artificial turf field and perimeter decomposed granite track of \$710-\$850,000. There is a strong feeling that a budget of \$810,000 will be sufficient to complete the project. Parks and Rec. may be involved with project construction management, which may produce some cost savings.

The proposed use of the sports field will be for the school during schools hours, and after school hours by public use as scheduled by the school to ensure reasonable, safe, and coordinated usage. They have met with a contractor and have an estimated cost of \$700-\$800k depending on turf/water cooling/ and enhancements based on ADA compliance. At this point **Nadine Bennet** suggested that the group consider committing the PLDO funds for the project. When she met with Bill Saumier, County Parks and Rec. she understood that the money would be held in an escrow account. Parks and Rec. would recommend the project to the Board of Supervisor for approval if it complied with county standards and could be completed with the dedicated funds. She thinks the project will go forward this summer. It is hoped that Supervisor Jacob will provide the additional funding to make this project happen. The School district is developing funding that would pay for geo-tech reports/ ADA compliance/fencing/ and water issues. **Dan Neirinckx** also attended the meeting on 14<sup>th</sup> with Parks and Rec. **Nadine** mentioned that Parks and R based on their experience with similar projects, indicated that the money needed for the project was \$800 - \$810,000 with the track and the track could be eliminated if funding was short. If the planning group makes a commitment of PLDO funds then Supervisor Jacob will know how much is needed to get the project back on track. **Michael Casinelli** remembers that we originally committed 300K. Dan said it had to do with grass or synthetic. We brought it up at the last meeting and a PLDO contribution of \$610,000 were voiced and there were no objections. **Dan Neirinckx** said the PLDO funds will not be spent if the additional \$200K doesn't get committed

**Michael** asked if the previous renderings were the same. **Nadine** said yes. **Michael** asked if other funding was possible. **Nadine** said the AYSO said they would help find sponsor(s), however, no pledges yet. **Randy White** said that the Steele Canyon H.S. field was the test case for the PLDO funds and asked if she was asking us to commit to phase 1? He thinks it's a good cause as he said, at a previous meeting. **Steve Wragg** pointed out we don't have a solid plan/bid. **Randy** said he wants the hard numbers, and he did not want to commit the funds without a termination date should the balance of the funding be not available. **Dan Neirinckx** said that it was a good thought and could be worked into any motion. **Judy** asked how much the school was putting in? **Nadine** said they are making the long-term commitment to maintain it as they have done with the sports fields at the primary school. The school also gets help from Little League and AYSO. The School District puts 3 days a week into the baseball field maintenance, which is a significant commitment. **Judy** asked if Parks and Rec. were going to manage the new field? **Nadine** said No, but to assist. We might be able to get some services from the County to decrease cost. **Judy asked Dan**, "What happens if there is no money left in PLDO fund for parks and rec. to draw on for their normal support actions? Dan said he thinks they will make the charges to the PLDO fund and take the money when funds are deposited due to building permit fees that the county charges individuals. **Randy White** had concern about additional funding from the PLDO funds that Dan and Judy had just commented upon. Dan said he was talking about what money Parks and Rec. takes out to support their department and not the sports field project. **Michael** asked **Nadine** if Parks and Rec. was doing the design via design build or lease back? She has a bid estimate from a private firm for it. Did Parks and Rec. give you an estimated fee? **Nadine** asked them to put together one in case she needed it. It is not required. **Preston** asked **Nadine** who had given her quotes. **Nadine** said **Patti Sprotty Watson**, District Architect. She indicated that if we did design build that we are not committed to her estimated fee of \$57,000. **Nadine** met with two architects and asked for RFQ's. **Preston** asked are you having trouble getting the hard numbers before you secure the funding. **Nadine** said no, she thinks they will

come out and bid without a deposit. They have done lots of work for **San Diego Unified** and **Grossmont** etc. **Preston** said it sounds like you are still in the design phase. You need to decide which one you are picking. **George Novinger** pointed out they haven't defined their scope of work yet. He said he would feel more comfortable going ahead if they had three quotes/design builds. **Randy White**, commented that Steele Canyon H.S. had a hard bid. **Dan Neirinckx** commented that Grossmont H.S. District could afford and was prepared to go ahead without the PG's PLDO funding. **Randy White** said that there needed to be a hard bid on the project before the PG could commit PLDO funds. **Earl Katzer** is against not having a reserve of PLDO funds, as he feels it is not a sound business practice. He also wanted to know if the School Board would give some money since they get enough from us. He asked, "Where does the School Board stand on it?" **Nadine** said the School Board has agreed to support the maintenance of the fields. **Dan** said we appear to be stuck in a rut and if we don't make a commitment there won't be additional commitments from other sources. **Randy White** re-stated his concern that the PLDO funds don't stay committed for an indefinite amount of time. **Dan Neirinckx** agreed and added that milestones need to be met.

**Dan Neirinckx** moved that we recommend \$605,000 to the project with the following conditions:

1. PLDO funding may be withdrawn if project not fully funded by December 31, 2014.
2. Minimum of 3 hard bids be available for review by the Planning Group prior to PLDO fund disbursement.

**Motion Passed unanimously.**

6. **AD-14-008, Oversize Garage/Building/shop, 3272 Ma Lou Drive. Owner: R. Merritt Dan Neirinckx reporting:** Mr. Merritt was present. The building was built years ago but without the required permit. The project is an oversize detached building and therefore the setback requirements are not the same as for an attached structure. Instead of the existing setback of 18 feet it needs to be a 25 feet. The building exterior is stucco, looks good, and matches the other existing buildings and blends in with the neighborhood structures. The base/floor is below some of the grade. The whole property is well developed. There have been no complaints from neighbors, just some questions. It is well kept, not an eyesore. It would not be possible for the county to approve a set back variance as the conditions for a variance could not be met. The county said no way because he wouldn't have had the set back problem had he applied for the permit in the beginning. **Michael Casinelli** asked if it affected the fire access. **Dan** said no. There is electrical service to it and no abuse was evident when Dan N went out to see property. **Mr. Merritt** stated he has now agreed cut off the end of the building to get the 25 feet setback, as the more simple attachment of the structure to the main house would not resolve the setback problem. **Dan** said there is no way for us to recommend approval of the oversize building with the existing setback because of the building codes. **Joan Kouns** asked if he get neighbors to agree and get a variance? **Dan** said because it is already there it's too late to get a variance per Don Kraft (planner). **Michael Casinelli** said it looks like a code enforcement issue and doesn't feel it's a planning group issue. **Dan** thinks we should recommend approval of the oversized garage as long as it meets current codes and requirements. **Judy** asked what the maximum size shed is allowed with a special permit. **Dan** said he believes it to be 1500 square feet. The setback problem only affects one side of the building and property and it is the side that borders the Oak Grove School property. Mike wanted to know what kinds of fines were there for this type of violation. **Dan** said they usually double the fees.

**Dan Neirinckx moved we recommend approval of the existing oversize building as long as it meets all current county codes and requirements. Motion passed unanimously.**

7. **VACANCY SEAT 12 -- Dan Neirinckx** informed us that we have an application from **Richard Marzec** who was present. The registrar of voters hasn't certified the application yet, but the nominations will be open until at least the next meeting. **Jean Strouf** may have another application. **Richard Marzec** said he lives in Proctor Valley estates, and has lived in Jamul since 2002. He was a member of the Border Patrol. **Michael Casinelli** said he had worked with **Rich** at other community activities and he recommended him. Michael pointed out that he wasn't going to be here at the next few meetings and he wanted to vouch for him in case he wasn't here when the vote was taken.
8. **JAMUL INDIAN VILLAGE UP-DATE**  
**Michael Casinelli** announced that he received an email yesterday informing him that Jamul almost had our first fatality of the year. A truck going down 94 by the pizza place lost control when it came upon stopped traffic and skidded sideways when he locked his brakes. His tires were in right lane and the body of truck was in the left lane. It had flammable signs on it. Luckily nobody was coming towards the truck in the opposite lane. Concern is traffic.
9. **POST OFFICE BOX FEE REIMBURSEMENT**  
**Dan Neirinckx, Chair**, paid the P.O. annual fee and asked for reimbursement for \$60 annual renewal for the Jamul P.O. BOX 613. **Motion passed: 8 yes, 0 no, 1 abstain: Dan Neirinckx.**
10. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS**
  - a. **Dan announced** PDS Agriculture Promotion Program at Planning Commission meeting March 7, 2014. Regarding reducing regulations and providing more opportunities for agricultural ventures such as microbrew/cheese making/ag tourism. County contact: Carl Stiehl. George Novinger to attend for planning group.
  - b. Please remember your form 700 due by March 31<sup>st</sup> and the Annual training can be done online and is due for renewal one year from date of previous completion. **Randy** asked for the internet link to be resent. Ethics training is due every 2 years.

**Respectfully submitted,**

**Minutes taken by: Elizabeth Kelly with thanks! (Due to absence of Secretary, Janet Mulder)**

**NOTICE OF NEXT REGULAR MEETING:  
7:30 P.M. TUESDAY, March 11, 2013  
OAK GROVE MIDDLE SCHOOL LIBRARY**

**Meeting minutes and agendas can be accessed at**

**<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>**

